

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Community Rd., 310 ft. NE
of c/l Connell Street
12938 Community Road
15th Election District
7th Councilmanic District
Dennis Yurek, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE No. 97-416-A

* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Dennis Yurek and Gayle Matysek, property owners, for the property known as 12938 Community Road in the Harewood Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 417.4 to allow a 0 ft. setback from divisional line in lieu of the required 10 ft. for a residential pier, in a D.R. 5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

By

7/28/97
C. J. H. H. H.


This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR). The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of April 1997, that the Petition for a Zoning Variance from Section 417.4 to allow a 0 ft. setback from divisional line, in lieu of the required 10 ft., for a residential pier, in a D.R. 5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the Department of Environmental Protection and Resource Management recommendations dated April 7, 1997 (copy attached hereto and made a part hereof).


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/28/97
By M. Spork

_____ Attach original petition

Due Date 4/16/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item _____ #416

Yurek/Matysek 12938 Community Road

Zoning Advisory Committee Meeting of April 7, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 24, 1997

Mr. Dennis Yurek
Ms. Gayle Matysek
8012 Yellowstone Road
Kingsville, Maryland 21087

RE: Petition for Administrative Variance
Case No. 97-416-A
Property: 12938 Community Road

Dear Mr. Yurek and Ms. Matysek:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





CRITICAL AREA

Petition for Administrative Variance

97-416-A

to the Zoning Commissioner of Baltimore County

for the property located at 12938 Community Road

which is presently zoned DR 5 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 417.4 TO ALLOW A 0 FT SETBACK FROM DIVISIONAL LINE IN LIEU OF THE REQUIRED 10 FT FOR A RESIDENTIAL PIER

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The pier presently exists near the property line and existing mooring poles will be re-used with the new structure.
2. Existing mature trees would have to be removed from the yard near the water to accomodate access to the pier if moved.
3. Stone jetty under the existing pier that provided protection from beach erosion would be exposed and be a hazard to swimmers and boating if moved.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Dennis Yurek

(Type or Print Name)

Signature

Gayle Matysek

(Type or Print Name)

Gayle Matysek

Signature

8012 Yellowstone Rd 410-592-8146

Address Phone No

Kingsville MD 21087

City State Zipcode

Name, Address and phone number of representative to be contacted

Dennis Yurek

Name

8012 Yellowstone Rd 410-592-8146

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SM

DATE

3-26-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 416

ESTIMATED POSTING DATE

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12938 Community Road
address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The pier as it presently stands has existed near the property line for
over 40 years. As such, mooring poles are in place that will be
utilized in the new pier that will be useless if the pier is moved.
Additionally, trees have been planted in the yard to allow access to
the existing pier. If the pier is moved, mature trees that help to
stabilize the yard near the water will have to be removed. There is
also a stone jetty under the existing pier that serves to protect from
beach erosion. If the pier is moved the jetty would be a hazard to
boating & swimming, it would be left unprotected by the structure over top.
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Dennis W. Yurek
(signature)
Dennis W. Yurek
(type or print name)



Gayle E Matysek
(signature)
Gayle E Matysek
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

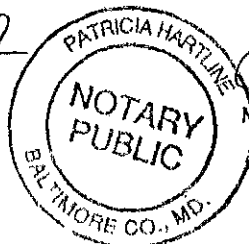
I HEREBY CERTIFY, this 9th day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dennis W. Yurek & Gayle E Matysek

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 9th, 1997
date



Patricia Hartline
NOTARY PUBLIC

My Commission Expires: 10-22-97

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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City State Zip Code

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over 40 years. As such, mooring poles are in place that will be
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also a stone jetty under the existing pier that serves to protect from
beach erosion. If the pier is moved the jetty would be a hazard to
boating & swimming, it would be left unprotected by the structure over top.
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Dennis W. Yurek
(signature)
(type or print name)



Gayle E Matysek
(signature)
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

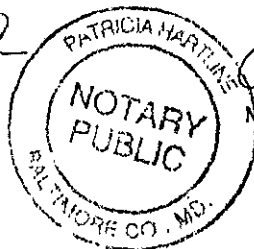
I HEREBY CERTIFY, this 9th day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dennis W. Yurek & Gayle E Matysek

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 9th, 1997
date



Patricia Hartline
NOTARY PUBLIC

My Commission Expires: 10-22-97

97-416-A

ZONING DESCRIPTION

Zoning Description for 12938 Community Road

Beginning at a point on the Northwest side of Community Road which is
__50 ft__ wide at a distance of __310'__ ft. Northeast of the
centerline of the nearest improved street __Cornell__ which is
__50 ft__ wide.

Being lot# 93 & 94, Block _____ Section _____ in the subdivision
of Harewood Park as recorded in the Baltimore County Plat Book # 7.

Folio # 131, containing 9,850 sq. ft. Also known as

12938 Community Road and located in the 15 Election District, 7

Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 028763

97-416-A

DATE 3-26-97 ACCOUNT TR. COI. C150

AMOUNT \$ 50.00

RECEIVED FROM: DENNIS Y. WICK 12938
010 RES. VAL. (ADULTS) 50
TOTAL 50

FOR: COMMUNITY R.

03A91N040BMICHR
BA COU3140PMD3-26-97 \$50.00

VALIDATION OR SIGNATURE OF CASHIER SMA 416.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case # 97-416-A

Petitioner/Developer:
(Dennis Yurek)
Date of Hearing/Closing:
(April 21, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

_____ 12938 Community Drive, Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ April 4, 1997 _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____
(Printed Name)

_____ 325 Nicholson Road _____
(Address)

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



97-416-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 416

Petitioner: Dennis W. Yurek

Location: 12938 Community Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dennis W. Yurek

ADDRESS: 8012 Yellowstone Rd.
Kingsville, Md 21087

PHONE NUMBER: 410-592-8146

AJ:ggs

(Revised 09/24/96)

416

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

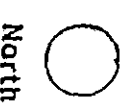
PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Electron District

Councilmanic District:

1" = 200' scale map

Zoning:

Lot size:

acreage

square feet

Public Private
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *040697.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-416-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: To Allow A 0 FT. SETBACK FROM A DIVISIONAL
-AL LINE IN LIEU OF THE REQUIRED 10 FT. TO
A RESIDENTIAL PIER.

Closure 4/2/97

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

*UPON RECEIPT OF THE NOTICE OF HEARING, THE PETITIONER OR HIS AGENT
FILLS IN THIS INFORMATION AND THEN FORWARDS THIS FORM TO THE SIGN
POSTER.

DENNIS W. YUREK
410-592-8146

Tom
066
687-8405

416



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 4, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-416-A
12938 Community Road
N/WS Community Road, 310' NE of c/l Connell Street
15th Election District - 7th Councilmanic
Legal Owner(s): Dennis Yurek and Gayle Matysek
Post by Date: 04/06/97
Closing Date: 04/21/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Dennis Yurek and Gayle Matysek





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 21, 1997

Mr. Dennis Yurek & Ms. Gayle Matysek
8012 Yellowstone Road
Kingsville, MD 21087

RE: Item No.: 416
Case No.: 97-416-A
Petitioner: Dennis Yurek, et al

Dear Mr. Yurek & Ms. Matysek:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 26, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-4-97
Item No. 416 JRA

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

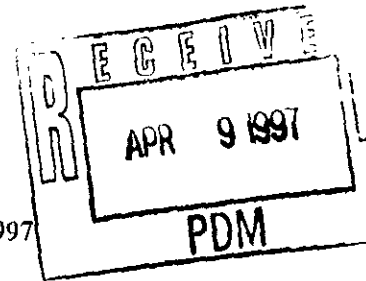
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 7, 1997



FROM: Pat Keller
Office of Planning

SUBJECT: Petitions from the Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 411, 416, 417, 421, and 424

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

nocom.wps

INTEROFFICE CORRESPONDENCE

Date: April 14, 1997

SUBJECT: Zoning Advisory Committee Meeting
for April 14, 1997
Item Nos. 410, 411, 413, 416, 417, 422, 423 and 424

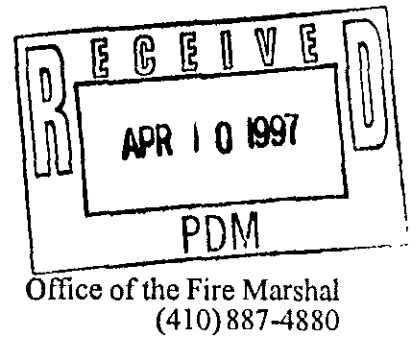
cc: File

ZONE414.NOC

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



April 9, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF April 7, 1997

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comment at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

410, 412, 413, 415, (416), 420, and 424

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4821, MS-1102F

cc: File



PETITION PROBLEMS

#411 --- JLL

1. No sign form in folder (see note in folder).
2. No review information on bottom of petition form.

#413 --- MJK

1. Sign form is incorrect/incomplete.

#415 --- MJK

1. Need authorization for person signing for legal owner.
2. Need printed or typed name of person signing for contract purchaser.
3. Need printed or typed title of person signing for contract purchaser.
4. Need authorization for person signing for contract purchaser.

#416 --- JRA

1. Wrong sign form used.

#417 --- MJK

1. Sign form is incorrect/incomplete.
2. Need title of person signing for legal owner.
3. Need authorization for person signing for legal owner.

#418 --- JLL

1. No sign form in folder (see note in folder).

97-416-A

I CHERYL A. NORMANDEAU, owner of the property at 12936 Community Road, do give my permission to Dennis Yurek, owner of the property at 12938 Community Road, to rebuild his pier on the property line adjacent to mine with zero setback. This is the location of the existing pier.

Signed Cheryl A. Normandeau
Owner of 12936 Community Road

Date 11/25/96

97-1444

April 2, 1997

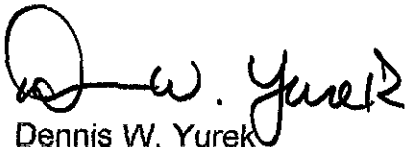
John R. Alexander
P.D.M.

97-416-A

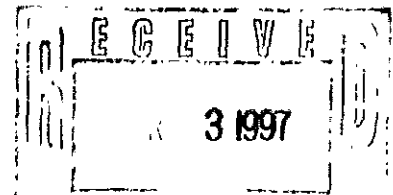
Dear John,

The attached letter gives approval to my zoning request to replace my pier from the person representing the property adjacent to mine on the northeast side. This is the property labeled Community Hall. I have now secured the approval from both of my immediate neighbors. Please place this with my other paperwork for review by the Zoning Commissioner.

Thanks for your assistance.



Dennis W. Yurek
Zoning Case No. 97-416-A



To Whom It May Concern
Re: Zoning Case No. 97-416-A

97-416-A

I PAUL J. EURICE residing at 6707 HAREWOOD PARK DR. in the
Community of Harewood Park am the current President of the Community League. As President
of the Harewood Park League I represent the interest of the Community property adjacent to 12938
Community Road on the northeast side. 12938 is the property owned by Dennis Yurek and Gayle
Matysek, who have applied for a variance to replace their pier. I support their effort to rebuild the
pier on the property line in the location of the existing pier.

Signed

Paul J. Eurice

President - Harewood Park Community League

Date

MARCH 31, 1997

97-416-A

THESE DIAGRAMS ARE TO BE USED AS A
GUIDE IN DETERMINING DIVISIONAL
PROPERTY LINES ON WATERFRONT
CONSTRUCTION (Section 417)

Required For
Bldg. Permit

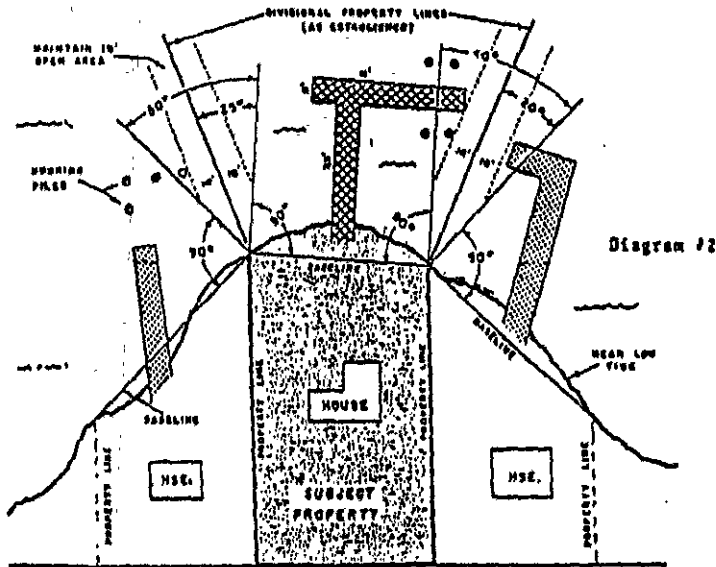
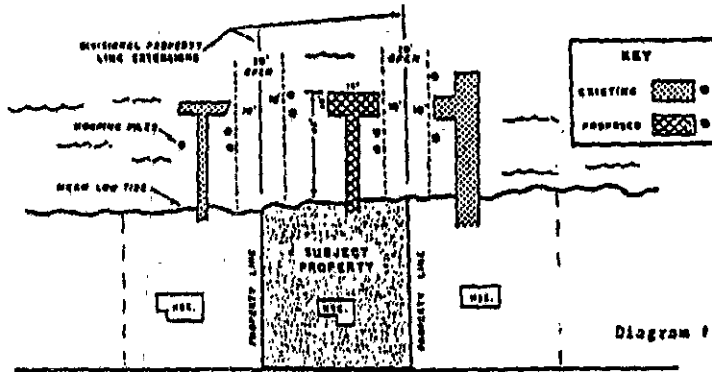
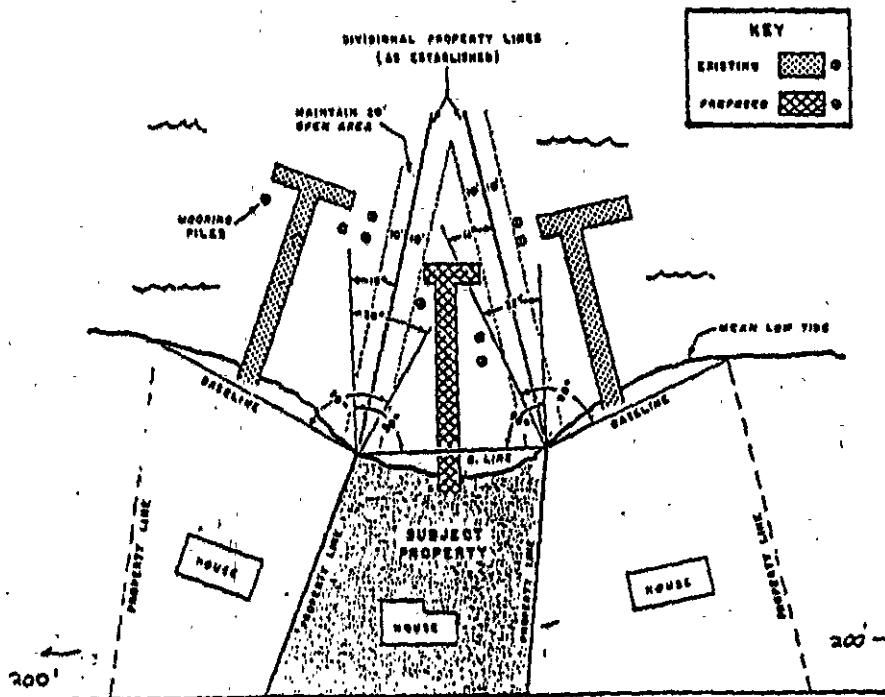


Diagram #3



BALTIMORE COUNTY, MARYLAND
Checklist for Waterfront Construction
(If Commercial, Incorporate General Blue Checklist as well) (rev. jul-90)

This checklist shall serve as a guide in preparing site plans so that your permit may be reviewed in an efficient manner. TO AVOID TIME CONSUMING AND COSTLY DELAYS, ALL INFORMATION MUST BE INCORPORATED ON THE PLAN, DRAWN TO SCALE, AND CLEARLY LEGIBLE.

1. _____ NORTH ARROW, ELECTION DISTRICT, ZONING CLASSIFICATION AND THE DATE.
2. _____ SCALE OF DRAWING: 1" = 10', 1" = 20', 1" = 30', 1" = 40', or for very large properties 1" = 50'.
3. _____ PROPERTY REFERENCE: Address, Lot #, Plat Book and folio of subject and neighboring property. Extent of subject property ownership and the extent, name, and address of adjoining property ownerships.
4. _____ OUTLINE OF PROPERTY: Indicated by a heavy bold line and bearings, distances. Also, include outline of neighboring properties and all other properties effected, show where mean low tide falls in relationship to properties in question.
5. _____ LOCATION: Name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline. (200' scale zoning maps available in Room 113, County Office Building.)
6. _____ VICINITY MAP: A vicinity map must be included on all site plans with the scale of 1" = 200' WITH SITE CLEARLY AND ACCURATELY MARKED. (Use 200' scale zoning map.)
7. _____ DIVISIONAL LINES: In cases where coves, points, or other uneven shore lines are involved, all properties within 200' or effected by the construction be shown with existing piers, mooring piles or other waterfront improvements and the required divisional property lines shown. (See Appendix J)
8. _____ ZONING HEARINGS: If any zoning hearings were held regarding this property, the case number(s) must be listed and addressed on the plan.
9. _____ USES, STRUCTURES: Existing and proposed location of all bulkheads, piers and mooring piles on subject and effected lots. If no structure, note as such.
10. _____ CHANNEL: Distance to the near boundary of a definable channel. In the absence of a definable channel, distance to opposite shore.
11. _____ SITE PLANS: Must be trimmed to a neat 8-1/2" X 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE.

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

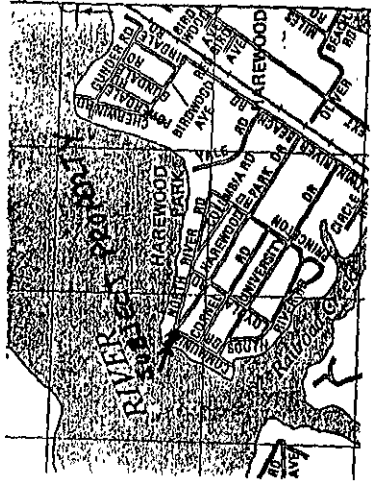
PROPERTY ADDRESS: 12938 Community Road

Subdivision name: Harwood Park

[plat book # 7, folio # 131, lot # 93894 section # 1]

OWNER: DENNIS YUREK & GAYLE MATYSEK

see pages 5 & 6 of the CHECKLIST for additional required information



Vicinity Map
North
scale: 1"=1000'

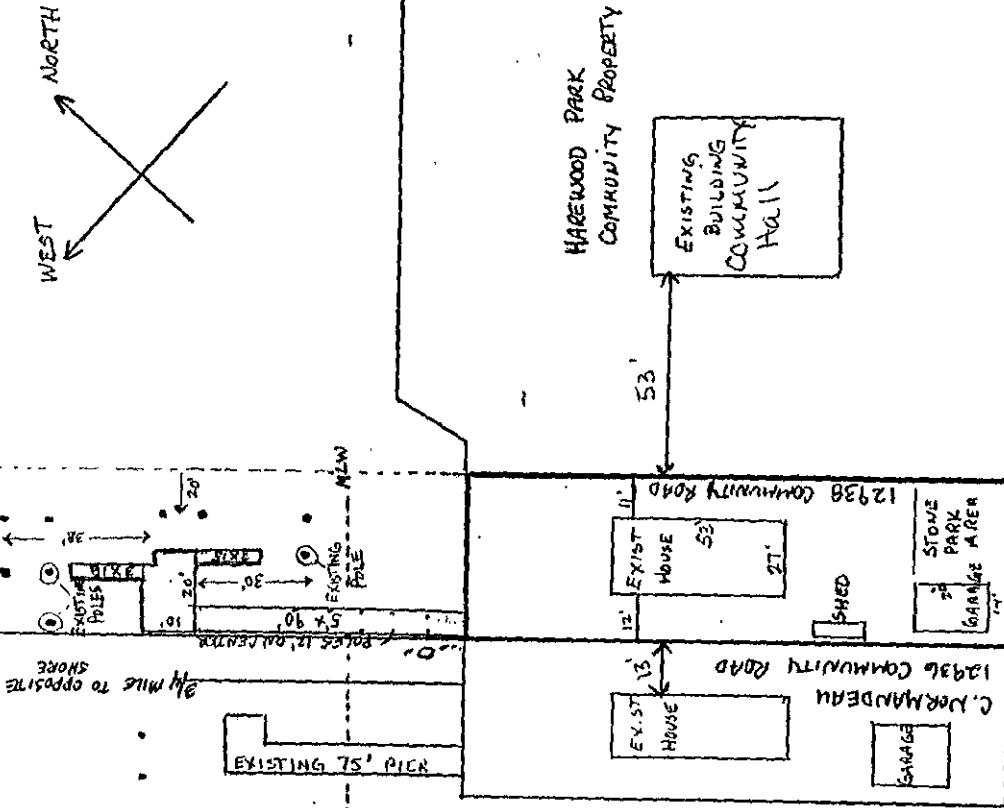
LOCATION INFORMATION

Election District 15
Councilmanic District 7
1"-200 scale map: NE 8-L
Zoning: DR 5.5
Lot size: 9,850 acreage square feet

Public facilities
SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO
Chesapeake Bay Critical Area: ☒ YES ☐ NO
Prior Zoning Hearings: N/A

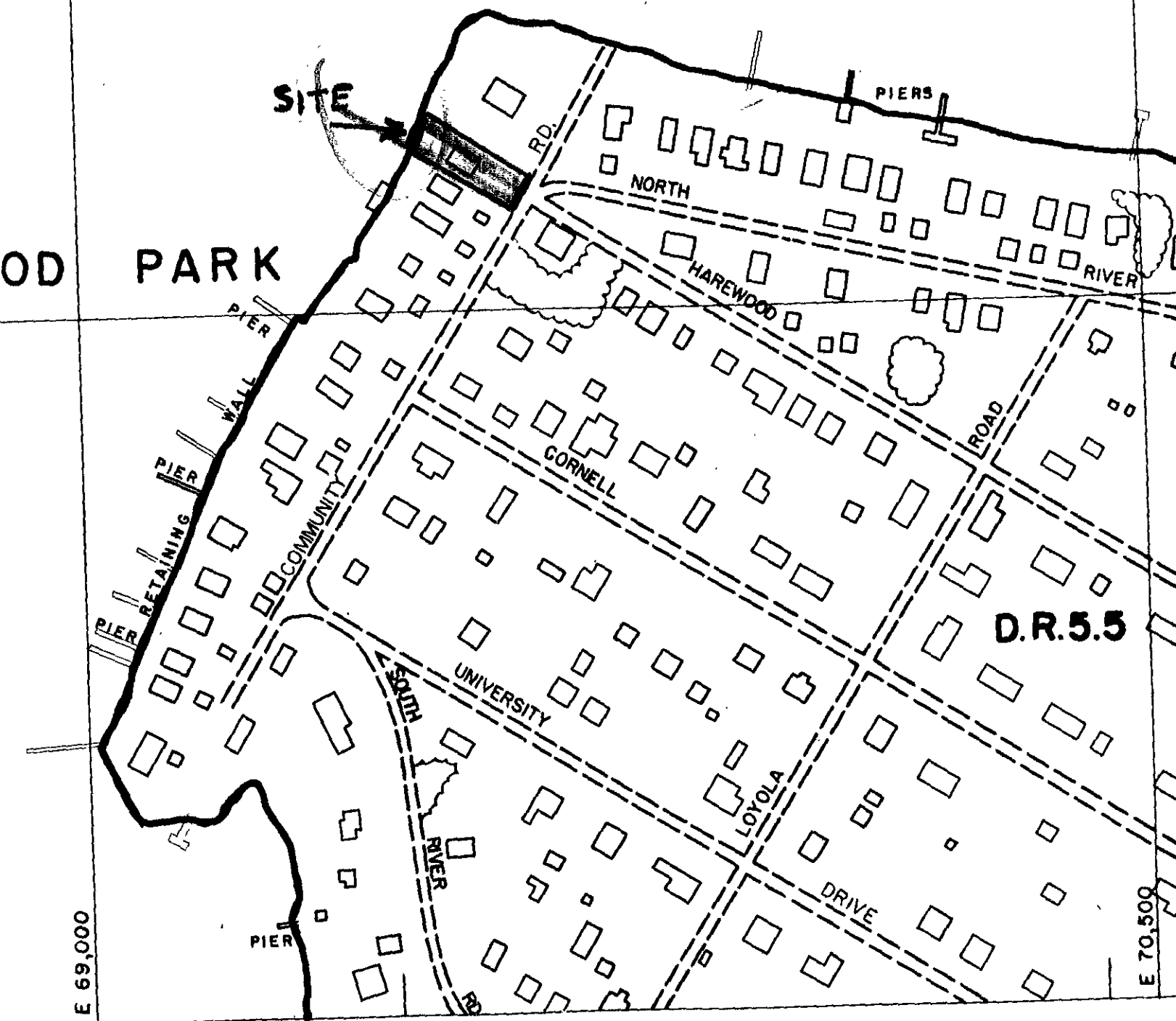
Zoning Office USE ONLY

reviewed by: DDA ITEM #: 446 CASE #: 97-446-A



Plat No 7

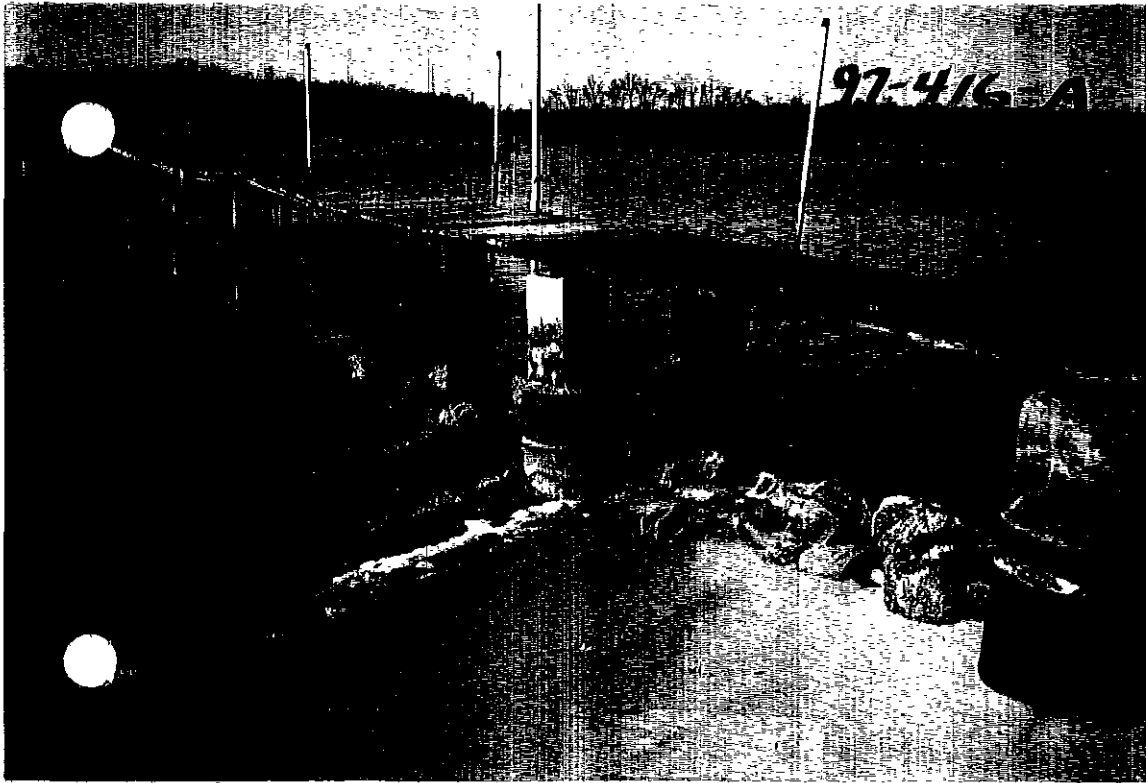
North
date: 3-14-97 Community Road
prepared by: DDA scale of Drawing: 1"=50'



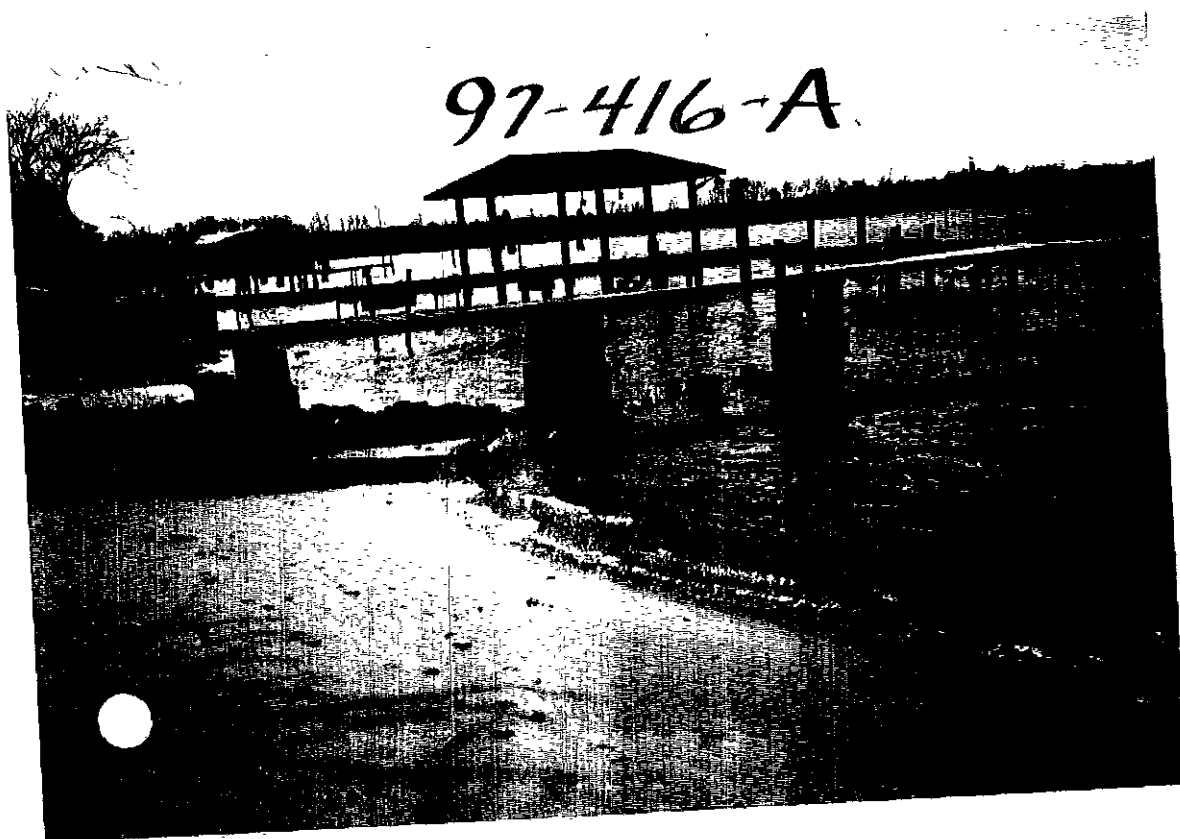
(SHEET N.E. 7-L)

ORE COUNTY NE 8-L
ANNING AND ZONING

97-416-A









BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

91-416-A

SCALE
1" = 200' ±

LOCATION
HAREWOOD PARK

SHEET
N.E.
8-L

DATE
OF
PHOTOGRAPHY
JANUARY
1986